

PROJECT: Research & Information District Expansion (subarea 6); **ZC/PDP-25-15** (5.001+/- acres)
APPLICANT: CANINE COMPANIONS FOR INDEPENDENCE C/O PARRISH EQUITIES
EXISTING ZONING: AGRICULTURAL (AG)
RFBA DISTRICT: Office

EVALUATION CHECKLIST
 EVALUATED FOR RFBA: MAY 14, 2015
 BY: STEPHEN MAYER (NEW ALBANY)

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	Sq. Ft. OR # OF UNITS	PROPOSED DENSITY	RFBA PERMITTED DENSITY		PUBLIC PARKLAND	
							BASE (10k/acre)	BONUS (12k/acre)	PROVIDED	REQUIRED
	I-PUD	Office	Office	5.001	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL ACREAGE				5.001						
TOTAL RETAIL SPACE										
TOTAL OFFICE SPACE										

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	4	0	0	0	
2.0	Strategies	5	1	0	0	
3.0	General Development Standards	15	2	1	0	
4.0	District Development Standards	10	10	1	0	
TOTAL		34	13	2	0	95.9% compliant (incl. half of partials) [47/49=95.9%]

KEY:

✓ = met p = partially met ? = cannot determine (-) N/A = not applicable

1.0 Key Principles	Yes	No	Comments
1.1 Maintain aesthetic character of rural roads.	✓		Large setbacks along State Route 605 are required.
1.2 Use open space as an organization element.	✓		Landscape setbacks will create a hierarchy of space on the site for development.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-	-	N/A
1.4 Develop mixed uses in town and village centers.	-	-	N/A
1.5 Develop diversity in housing prices and types.	-	-	N/A
1.6 Create a center focus that combines civic, cultural, and recreational uses,	-	-	N/A
1.7 Create an ample supply of squares, greens parks and landscaping.	✓		Landscaping setbacks being established adjacent to streets and residential properties will create an ample supply of green areas and landscaping, in addition to anything that occurs with the development of the site. Large setbacks with the addition of trees will increase the amount of green areas and trees for the area. Parking areas and parking screening will be provided with landscaping.
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	-	-	N/A
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	-	-	N/A
1.10 Development must pay its own way. <i>(No criteria to review this stnd established)</i>	✓	-	The impact statement provided in the zoning text gives a good gauge for the positive impact of the development on the community.

2.0 Strategies	Yes	No	Comments
2.1 Development should be compatible with the rural landscape.	✓		Large landscape setbacks along adjacent property boundaries are substantial.
2.2 Higher density residential should be located adjacent to open space.	-	-	N/A
2.3 Reserve the natural features.	p		No commitment is made but no substantial natural features are known to be on site.
2.4 Retail development should be community-based.	-	-	N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	N/A
2.6 Historic and cultural resources should be protected and preserved.	-	-	None known.
2.7 Scenic qualities along roadways should be maintained.	-	-	N/A
2.8 Rural character of the land along regional roads should be maintained.	✓		This site is located a significant distance from State Route 605 and the other roads in the area. As a result, the rural character along State Route 605 will likely be maintained.
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.			N/A
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.	✓		No retail is permitted on the site.
2.11 Future development should have adequate facilities such as parkland, schools, and	✓		Impact statement provides explanation of support for community

police protection, to support the new development. <i>(Community-wide strategy.)</i>			services.
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	✓		State Route 605 and New Albany Road East provide direct connection.

3.0 General Development Standards	Yes	No	Comments
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	✓		Substantial setbacks provided, high % of max. lot coverage provided
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	-	-	N/A- no known streams.
3.1.3 Construct pathways through stream corridors.	-	-	N/A - No known streams.
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	p		Text requires landscaping in the setback area along State Route 161. However, the typical treatment is random masses of trees to appear natural.
3.1.5 Open space should connect with stream and rural road spaces and with each other.	✓		The landscape setback will buffer and connect the green spaces from other adjacent lots.
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		A lot coverage standard of 70% is provided.
3.2 General Landscape, Screening & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings (of equal quantity) are more practical.	✓		This is a City of New Albany requirement.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner. Mix of 2" caliper trees.	✓		Zoning Text requires 11 trees and 10 shrubs per 100 linear feet of site frontage.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		Since this is part of the larger R&I District, it will be required to have consistent landscaping with existing park which has random massing of trees along roadways to appear natural in character.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		Commitment in text for good faith effort to preserve trees. Good faith efforts to preserve trees is committed in the text.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	✓		It will be reviewed by City Landscape Architect (L. A.) at the Final Development Plan submittal.
3.2.6 Minimum size at installation shall be 2" caliper for deciduous shade and ornamental trees and 6' high for evergreen trees. Landscaping requirements may be waived if healthy plant material within the setback area is preserved.	✓		Included in text, however, due to the proximity to residential, we will recommend to the New Albany Planning Commission that calipers of 3" to 6" range for the landscape setback areas be used
3.2.7 Headlight screening of parking lots should be a minimum of 4 feet high.	✓		Headlight screening required by code.
3.2.8 Mounding for screening purposes are usually 4' foot high having a 3:1 slope beginning at the setback line, a 5' wide crest, and sloping gently to the R.O.W. line. Mounds should be landscaped with a mix of shrubs, deciduous, evergreen, and ornamental trees.	p		Generally we do not promote mounding as it looks unnatural and not rural in character. We will recommend to the Planning Commission that a gentle slope no steeper than 6:1 on the "public" side, tree mix and design subject to approval by Village Landscape Architect be required.
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		Committed in text
3.3.2 Security lighting is "motion sensor" type.		✓	
3.3.3 Outdoor light poles do not exceed 30 feet.	✓		A maximum light pole height of 30 feet is committed in the text.
3.3.4 All wiring is underground.	✓		Text commits to all new electrical utilities to be underground.
3.3.5 All external outdoor lighting fixtures are similar.	✓		Committed in text

3.3.6 Ground mounted lighting is shielded and landscaped.	✓		Concealed landscaping lighting committed in text
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	-	-	N/A
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	-	-	N/A
3.4.3 Size and use of streets should be consistent with Accord.	-	-	N/A
4.0 District Development Standards	Yes	No	Comments
4.1 Office			
4.1.1 The office zones are envisioned as campus-style suburban office development where greens and landscaping play a prominent role in public open space delineation.	✓		Commitments and schematic plan consistently reinforce this criterion. Green setbacks from adjacent properties are in place.
4.1.2 Office uses and other significant employment and revenue producing uses are permitted in this district.	✓		Zoning will allow for high revenue producing businesses.
4.1.2 Buildings should front major roadways with parking located behind the buildings.		p	It is likely that this site will be joined with an adjacent commercial site which will front a roadway. Parking is not required to be in the rear
4.1.3 Building arrangements should provide convenient and safe pedestrian connections between buildings and parking lots, and other civic or public uses.		✓	No specific commitment provided.
4.1.4 Permitted Base Density is 10,000 square feet per acre; with bonus up to 12,000 sf.	✓		Impact statement indicates the likely development density of 10,000 per acre.
Streets			
4.1.5 Streets within the Office District should be two-way.	-	-	N/A
4.1.6 On-street parking is discouraged.			N/A
4.1.7 Sidewalks should be provided to encourage walking and should be setback a minimum of 10 feet from the street.	p		Sidewalks or leisure trail is required by City Code, however, setback is typically less than 10 feet.
4.1.8 Street trees should be provided on both sides of the street at a minimum of 40 feet on center.	✓	-	City Code requires 1 street tree per 30 feet.
4.1.9 Streets should connect with each other. Cul-de-sacs are discouraged	-	-	N/A
Parking			
4.1.10 Primary parking should be located behind office buildings and not between the primary street and the office buildings. Minimal short-term visitor and “drop-off” parking can be provided at the front of the building.	p		Parking will be addressed at the time of development submittal.
4.1.11 Parking lots between buildings should be interconnected to encourage parking areas shared among buildings to reduce paved areas.	p		Shared parking can be addressed at the time of development submittal.
4.1.12 Parking areas should be screened from view by evergreen landscape materials or masonry walls to a height of no less than four feet.	✓		Screening of parking lots will be per code which achieves a similar result. The landscape setback will provide substantial screening.
4.1.13 Parking areas located behind buildings should include curbed landscape spaces with deciduous trees. These landscaped areas shall amount to not less than five percent of the vehicular use area and be evenly distributed throughout the parking area to minimize the visual impact of the parking areas.	✓		Zoning code requirements require 5% of parking lot landscaping.
4.1.14 Use of non-automotive transportation such as walking and bicycling is encouraged. Bicycle parking should be convenient, covered and located near all building entrances.	p		Bicycle parking will be located in a designated area including racks. Sidewalks and trails provide greater accessibility for bikers and walkers.
4.1.15 The maximum amount of parking permitted is one space per 250 square feet.	p		Parking will be provided per zoning code which may exceed 1/250

			square feet and may be necessary to provide ample parking for the future users.
Civic / Public Space			
4.1.16 Office buildings should be setback from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity.	✓	-	80 foot setback is required from State Route 605 (primary street)
4.1.17 Common open spaces or greens that are framed by buildings and that create a “campus-like” office environment are encouraged.		p	This standard will be reviewed at the time of development submittal.
Site Orientation			
4.1.18 Buildings should be orientated to front the primary public roadways.	p		The text requires primary entrance to be significantly prominent and will address whichever street is its front door. All elevations visible to streets will look similar in level of detail as the front elevation.
4.1.19 All lots should front on public or private roads.	✓		Required by code.
4.1.20 When open space between buildings occurs, pedestrian connections shall be established between the rear parking area and the sidewalk in the front of the building.	p		Pedestrian connections are required by code for handicapped accessibility in most places and will be addressed at development plan review.
Architecture			
4.1.21 Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.	p		At the time of development, we will review this standard.
4.1.22 The maximum building height is three stories, not to exceed 65 feet in height.	✓		Zoning text provides for 45' height limitation.
4.1.23 Any side of a building that faces a public right-of-way or green shall be of compatible materials and style as the other sides of the building.	✓		Committed in text.